



**Agenda Item Number:** \_\_\_\_\_

## **BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS**

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**Meeting Date:** September 26, 2006

**Department:** Zoning, Building, Planning **Staff Contact:** Adella Gallegos, Assoc. Program  
Env. Health Department Planner

**TITLE:** CONSENT: Special Use Permit for a Contractor's Yard (CSU-60032)

### **COUNTY PLANNING COMMISSION RECOMMENDATION:**

APPROVAL

### **SUMMARY:**

At the August 2, 2006 public hearing, the County Planning Commission voted 4-0 (Commissioners Nelson, Montano and Hall excused) to approve a request for a Special Use Permit for a Contractor's Yard on Tract B, Lands of Chapman, located at 6813 Edith Boulevard NE, containing approximately 1.89 acres. The decision was based on the following six (6) Findings and subject to the following seven (7) Conditions:

#### **Findings:**

1. This request is for renewal of a Special Use Permit for a Contractor's Yard on Tract B, Lands of Chapman, located at 6813 Edith Boulevard NE, on the west side of Edith Boulevard, zoned A-1 with a Special Use Permit for a Contractor's Yard and Office Facility, containing approximately 1.89 acres.
2. The property is located in the Semi-Urban Area of the Albuquerque/Bernalillo County Comprehensive Plan and the North Valley Area Plan.
3. This property has had a Contractor's Yard and Office Facility on the site since 1993 (CSU-93-28).
4. This request is consistent with Resolution 116-86 in that the proposed land use is more advantageous to the community in that the North Valley Area Plan Policy 3.c states that the City and County shall promote commercial development and redevelopment of existing commercially-zoned properties.
5. The request is consistent with the health, safety, and general welfare of the residents of the County.

6. This Special Use Permit for a Contractor's Yard (CSU-60032) supercedes the previous Special Use Permit for a Contractor's Yard and Office Facility (CSU-93-28).

**Conditions:**

1. In the event future residential uses are developed adjacent to the subject site, a solid fence of at least six feet high shall be erected and a six-foot wide landscape buffer within 120 days from the date of residential construction.
2. The applicant shall provide signage details on the revised site plan.
3. The applicant shall comply with all applicable Bernalillo County ordinances and regulations.
4. The "1800 sq. ft. warehouse" noted on the site plan shall be revised to read "1800 sq. ft. storage".
5. The Special Use Permit shall be issued for fifteen years.
6. A revised site plan consistent with the Conditions of approval shall be submitted for review and approval to the Zoning Administrator within two months after the final Board of County Commissioners' approval.
7. The foregoing conditions shall become effective and shall be strictly complied with immediately upon execution or utilization of any portion of the right and privileges authorized by this Special Use Permit.

**ATTACHMENTS:**

1. County Planning Commission Notice of Decision Letter (August 7, 2006)
2. County Planning Commission Information Packet
3. Site Plan (Commissioners Only)

## **STAFF ANALYSIS SUMMARY**

**ZONING, BUILDING & PLANNING DEPARTMENT:**

Staff Recommends Approval

*VERSION 4.0*